

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 17, 2012
(Approved November 28, 2012)

The Planning Commission held their monthly meeting on Wednesday, October 17, 2012. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, and Lawrence Tietjen. Also present was Eugene Briggs of ARRO Consulting, Inc. Township Planner. N. Lance Parson and Marjorie Brown were not present.

Mariea Geho, Vice Chair of the Board of Supervisors, was present.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

AGENDA

Mr. Woessner moved to approve the agenda as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner noted that he will have a couple additional items to discuss.

MINUTES

Mr. Woessner moved to approve the second draft of the May 16, 2012 monthly meeting minutes as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

279 and 287 Kulp Road

Mr. Woessner moved to accept for review the Final Lot Line Adjustment Plan for 279 and 287 Kulp Road dated July 24, 2012 and last revised October 5, 2012. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS TO BE BROUGHT BEFORE THE COMMISSION

North Coventry Township Comprehensive Plan

There was review of the North Coventry Township Comprehensive Plan.

Mr. Woessner noted that he liked the open space guidelines in the plan and noted that the plan has no impact on East Coventry Township. Mr. Briggs noted that he did not see any linkages to open space.

Mrs. Alexis moved to respond with no comment as it relates to review of the North Coventry Township Comprehensive Plan. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Limerick Township Ordinance Amending and Adopting the Official Map for Limerick Township

There was review of the Limerick Township ordinance amending and adopting the Official Map of Limerick Township. This plan has no impact on East Coventry Township.

Mrs. Alexis moved to respond with no comment as it relates to review of the Limerick Township Ordinance amending and adopting the Official Map of Limerick Township. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Northern Federation Update

Mr. Kulp deferred the Northern Federation Update to Mrs. Geho due to his absence at the last Northern Federation meeting.

Mrs. Geho noted that at the last Northern Federation meeting a speaker from Chester County was present to speak about open space grant guidelines. Mrs. Geho provided this information to the Township Manager.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission did not meet this month but noted that the work being done on the Frick's Lock Project is progressing. They are doing roofing, mothballing, protecting the structures, etc.

Pottstown Metropolitan Regional Planning Committee

No update was available.

Zoning Ordinance and Subdivision and Land Development Ordinance

There was discussion regarding proposed amendments to the Zoning Ordinance and Subdivision and Land Development Ordinance as submitted by Mr. Woessner. The following motions resulted:

Mr. Woessner moved to consider amending the Zoning Ordinance by defining parking spaces as being in addition to garage space for residential dwellings. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved that the definition for Corner Lot be updated to account for three (3) streets. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to amend the Subdivision and Land Development Ordinance to include a requirement to have provisions for storing trash and recycle bins out of sight in front yards except during the times specified in the Municipal Waste and Recycling Ordinance. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to modify the definition of Riparian Buffer in the Zoning Ordinance and the Subdivision and Land Development Ordinance to read: 'Riparian Buffer Area – any area within one hundred (100) feet measured from the top of the stream bank or within one hundred (100) feet measured from the water's edge if no well defined stream bank is present along Pigeon Creek, Stony Run, Bickle's Run, the Schuylkill River and their perennial tributaries, within

which no land disturbance is permitted. These buffer areas shall consist of permanent vegetation consisting of native trees, shrubs and forbs along the abovementioned watercourses that are maintained in a natural state or managed to protect and enhance water quality, stabilize stream channels and banks, and buffer land use activities from surface waters. Riparian buffer areas are not required around intermittent or seasonal watercourses.’ Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis moved to update the Zoning Map to include Stony Run and Bickle’s Run. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Pipeline Information

Mr. Kulp noted that he used to receive information regarding pipelines but has not received any correspondence lately.

Next Meeting Date

The next meeting is scheduled to be held November 28, 2012 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:00 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary